

BC 12/07/11 4:15:07
BK W BK 671 PG 42
ZC DESOTO COUNTY, MS
MC W.E. DAVIS, CH CLERK

Prepared by: Blane Breland, USDA Rural Development, 3260 Hwy. 51 South,
Hernando, MS 38632; 662-429-8687/ 662-560-3271

*** Return to:** Ted W. Williams or Brenda Williams, 1230 Joann Dr., Southaven, MS 38671

Document Title: Substitute Trustee's Deed

Grantee: Ted W. Williams or Brenda Williams, 1230 Joann Dr., Southaven, MS 38671
901-494-0806 or 901-335-1658

Grantor: Thelma A. Glasco, Substitute Trustee for the United States of America, 3038 E.
Reed Road, Greenville, MS 38703 662-335-4862 662-578-7008

Indexing instructions: Lot 36, Whitney Village Section "C", in Section 18, T 3
South, R 7 West, Desoto County, Mississippi per Plat Book
49, pgs 11-12.

7

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, the United States of America, acting by and through the United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned, and covering certain real estate hereinafter described located in Desoto County, Mississippi, said deed(s) of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

GRANTORS	DATE EXECUTED	TRUST DEED BOOK	PAGE
Elizabeth A. Garmon	March 30, 1999	1097	146

The indebtedness secured by the Deed of Trust dated March 30, 1999 and executed by Elizabeth A. Garmon was assumed by Gary K. Garmon with Assumption Agreement dated September 19, 2002.

And default having been made in the payment of said indebtedness;

And the United States of America, as Beneficiary, having authorized and instructed the Substitute Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction as required by law;

The said Substitute Trustee caused a due notice to be published in the Desoto Times Tribune, a newspaper published in the City of Hernando, said County and State, and on November 10, 2011, posted alike notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on December 5, 2011, be sold at public auction at the East front door of said Courthouse to the highest bidder for cash by virtue of the authority vested in the said Substitute Trustee by said deed(s) of trust, which said notice was published in said newspaper in the issues of November 10, November 17, November 24, and December 1, 2011.

And said lands having been sold by said Substitute Trustee on December 5, 2011, within legal hours (being between the hours of 11:00 AM and 4:00 PM), in the manner prescribed in and by said deed(s) of trust and in accordance with the laws of the State of Mississippi, and at the place aforesaid in pursuance of said notice, offered for sale at public auction to the highest bidder for cash, and Ted W. Williams or Brenda Williams, having been the highest bidder therefore and having bid the sum of Fifty-thousand and no/100 Dollars (\$50,000.00), the said Ted W. Williams or Brenda Williams was duly declared the purchaser thereof.

NOW, THEREFORE, in consideration of the sum so bid, I, Thelma A. Glasco, as Substitute Trustee, do hereby convey and sell to the said Ted W. Williams or Brenda Williams,* the following described land situated in Desoto County, Mississippi, to-wit:


(SEE ATTACHED LEGAL DESCRIPTION)

* JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP

being the same property described in said deed(s) of trust and the same property sold and purchased at said sale.

I, Thelma A. Glasco, Substitute Trustee, convey only such title as is vested in me as Substitute Trustee.

IN WITNESS WHEREOF, I have caused these presents to be signed the 5th day of December, 2011.



Thelma A. Glasco
Substitute Trustee
Duly authorized to act in the
premises by instrument dated
January 6, 2011 and recorded
in Book G-1, Page 40 of the
records of the aforesaid
County and State.

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI)
) SS:
 COUNTY OF DESOTO)

Personally appeared before me, Erma Faye Maxwell, a notary public in and for the County and State aforesaid Thelma A. Glasco, Substitute Trustee, who acknowledged that he signed and delivered the foregoing Substitute Trustee's Deed on the day and year therein mentioned.

Given under my hand this 5th day of December, 2011.

(S E A L)



Erma Faye Maxwell
 NOTARY PUBLIC

My Commission Expires:

Grantor: Thelma A. Glasco, Substitute Trustee for the United States of America; 175 Broome Ridge Rd., Suite C, Batesville, Mississippi 38606; telephone (662) 578-7008.

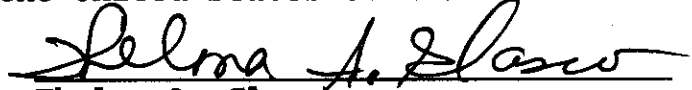
Grantee: Ted W. Williams or Brenda Williams, 1220 Joann Dr., Southaven, MS 38671 901-494-0806 901-335-1658

Lot 36, Whitney Village Section "C", in Section 18, Township 3 South,
Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 49,
Pages 11-12, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

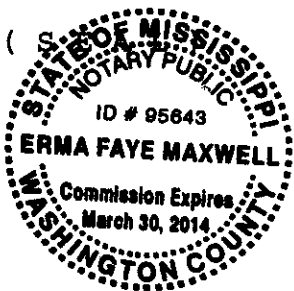
AFFIDAVIT OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI)
)SS:
 COUNTY OF DESOTO)

Thelma A. Glasco, being first duly sworn on oath, deposes and says that on November 10, 2011, as Substitute Trustee, he posted a copy of the Notice annexed to the foregoing Publisher's Affidavit on the bulletin board of the County Courthouse in Hernando, Mississippi; that further, he was authorized and instructed by the Beneficiary to foreclose certain deed(s) of trust by advertisement and sale; that he acted as auctioneer for the sale of the premises described in the notice annexed to the foregoing Publisher's Affidavit and that pursuant to such Notice of Sale, he sold said premises at public auction at the place and at the time of sale mentioned therein, to wit: At the hour of 12:00 PM on December 5, 2011, at the East front door of the County Courthouse in the aforesaid County where said premises are situated; and that said premises were then and there purchased by Ted W. Williams or Brenda Williams for the sum of \$50,000.00, said purchaser being the highest bidder, and said sum being the highest sum bid; and deponent further says that said sale was conducted fairly, honestly, and according to the terms of said deed(s) of trust and the laws of the State of Mississippi, and that to the best of his knowledge and belief, the Grantor(s) are not members of the Armed Services of the United States of America.


 Thelma A. Glasco

Subscribed and sworn to before me this 5th day of December, 2011.




 NOTARY PUBLIC

My Commission Expires:

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

NOTICE OF SALE:
WHEREAS, The United States of America, acting by and through the United States Department of Agriculture, is the owner and holder of the following real estate described as:
trust, securing an indebtedness therein mentioned and covering certain real estate hereinafter described located in DeSoto County, Mississippi, said deeds of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

The indebtedness secured by the Beed of Trust dated March 30, 1989 and executed by Elizabeth A. Gannon was assumed by Gary K. Gannon with Assumption Agreement dated September 19, 2002.

WHEREAS, default has occurred in the payment of the indebtedness secured by said deed(s) of trust, and the United States of America, as Beneficiary, has authorized and instructed its Subordinate Trustee to liquidate said deed(s) of trust by advertisement and sale at public auction in accordance with the statutes made and provided therefor.

Diane Smith

BY Judy Douglas

The premises to be sold are described as:
 Lot 28, Whitney village section "C", in Section 18, Township 3 South, Range 7 West, DeSoto county, Mississippi, as recorded in Plat Book 49, Pages 11-12, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

County, Mississippi.
November 10, 2011
Date
/s/ Theins A. Glasco
Substitute Trustee
Duly authorized to act in the
presence by instrument dated
January 9, 2011, and recorded
in Book G-1, Page 46, of the
records of the aforesaid
County and State.
November 10, 17, 24 & De-
cember 1, 2011

445 Hwy. 51 South, Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229

